

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use of the land from Residential use to Commercial use zone in S –1 site for 1.87 acres in Sy.Nos. 1043 & 1048 and S – 4 site for 2.314 Acres in Sy.Nos 1044 and 1045, total extent of 4.184 Acres of Kukatpally (V), Balangar (M), R.R District –Draft Variation - Notification –Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I₁) DEPARTMENT

G.O.Ms.No. 37

Dated: 20th January 2009

Read the following:

1. From M.C., HMDA, Letter No. 7970/MP1/ Plg/H/2008, dated: 11-08-2008.
2. Govt.Memo.No.13673/I₁/2008, MA&UD (i₁) Deptt, dated: 01-09-2008.
- 3.From M.C., HMDA Letter No. 7970/MP1/ Plg/H/2008, dated: 17-10-2008.
4. From M.C., HMDA Letter No. 7970/MP1/ Plg/H/2008, dated: 05-01-2009

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ORDER:

The draft variation to the land use envisaged in the notified Zonal Development Plan for Zone-VI of Municipal area, issued in Government Memo second read above, was published in the Extra-ordinary issue of Andhra Pradesh Gazette No.517, Part-1, dated: 06-09-2008. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.16,93,661/- (Rupees sixteen lakhs ninety three thousands six hundred and sixty one only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette Dated: 24 -01-2009

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government for taking further action.

Dr.C.V.S.K.SARMA

PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad *with a request to publish a notice in the newspapers as specified in sub-section (3) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government for taking further action.*

Copy to:

The individual through the Metropolitan Commissioner,

Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority,

Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy District, Hyderabad.

Sf /Sc.

//FORWARDED BY ORDER//

SECTION OFFICER

APPENDIX NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 Of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Zonal Development Plan for Zone-VI of Municipal area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.517, Part-1, dated: 06-09-2008.as required by sub-section (3) of the said section.

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VARIATION

The S –1 site for 1.87 acres in Sy.Nos. 1043 & 1048 and S – 4 site for 2.314 Acres in Sy.Nos 1044 and 1045 total extent of 4.184 Acres of Kukatpally (V), Balangar (M), R.R District, which are given in the schedule below is presently earmarked for Residential use zone in notified revised Master Plan 2020 for Kukatpally zone approved vide G.O.Ms.No. 288, MA&UD (I₁) Deptt, dated: 03-04-2008 is designated as commercial use zone, subject to the following conditions;

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
6. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. that the change of land use shall not be used as the proof of any title of the land.
8. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.

SCHEDULE OF BOUNDARIES for S1

NORTH:	Existing 40'-0" wide B.T. Road.
SOUTH:	Existing 30'-0" wide C.C. Road
EAST :	Existing 30'-0" & 20'-00" wide C.C. Roads
WEST :	Existing 80'-0" wide B.T. road.

SCHEDULE OF BOUNDARIES for S4

NORTH:	Existing 20'-0" wide C.C. road and Mosque.
SOUTH:	Open land in Sy.No. 1044 (part)
EAST :	I.D.L Land
WEST :	Proposed 150'-00" wide road as per Extensive Modification to the Master Plan, 2020 and existing 100'-0" B.T. Road.

Dr.C.V.S.K.SARMA
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER